

Sustainable Design

Sustainable site elements:

Public transportation proximity
Flex car shared vehicle
Bicycle accommodations
Permeable paving materials at patios and walkways
Xeriscaping-drought resistant plants, minimal grass
Bioswales @ parking
Hazmat decontamination
Low profile site lighting

Materials Goals:

In general 80% recycled materials to be our goal for this construction
Low VOC materials and finishes
Forest Stewardship Council Certified wood, or as otherwise engineered.
Local manufactured materials
Durable, low maintenance materials

Floor system:

floor joists	2X10 @ 16" o.c. with solid bridging
floor deck	3/4" plywood stapled and glued
subfloor	1/4" plywood in areas with linoleum flooring

Walls:

exterior walls	Stone veneer over 2X6 16" o.c. all exterior walls with max. insul. space (min. blocking DTL).
ext. wall sheathing	1/2" plywood ext wall
interior partitions	2X4 studs 16" o.c., except higher than 10'
interior wall fin.	5/8" finished drywall, primed, 2 finish coats paint
interior ceiling ht.	Height varies

Roof and Ceiling:

Ranch & Colonials	5/12 Prefabricated trussed roof 24" O.C. (16" O.C. optional)
Roof sheathing	3/4" plywood, 10" min. gable end overhangs
Roofing	40 year fiberglass roof shingles with 15lb. felt, Ice dam and water shield
Insulation	R35 Icynence foam/ Batt combination at ceiling and roof assembly. R26 Foam/Batt insulation insulation in walls
Ceiling-GWB	5/8" finished drywall with 1 coat prime paint and 2 finish coats
Ceiling-ACT	Armstrong 2x4 ceiling with "second Look"

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**Wellesley Senior Center
Outline Specifications**

Interior:

Minimize use of polyvinyl chloride throughout

"Sports Flooring"	In main hall
Carpet	Plush 38 oz Antron fiber carpet, with 40% recycled content. Direct glue
Flooring*	Linoleum floor covering in kitchen, bamboo, cork or wood floor in main hall and recycled glass tile in bathroom flooring.
Closets	Vented closet shelves with clothes bar
Lighting	Maximum use of daylight in all rooms, indirect ceiling lights in classrooms, activity rooms, meeting rooms, halls and stairwells, task lighting in kit., offices, health room.
Doors & trim locksets	6 pnl. painted Masonite drs, painted mdf trim & stainless steel lever

Exterior:

Exterior doors	
French	Low E wood French doors at all activity rooms
Sliders	Low E wood patio doors to both patios
Windows	Operable windows Low E insulated windows w/3/4" air space, passive solar 90% glazing to face south. Facing windows with solar shading devices.
Siding	PTD Hardiplank clapboard and Hardipanel (recycled wood product)
Trim	PTD #1 Hardiboard fascia trim and soffits

Kitchen:

kitchen cabinets	Grade A flush pnl hardwood (extend cabinet over refrigerator and freezer)
Over cabinets	Extended soffit
Counters	Laminate top with full ht. tile backsplash
Sink	Deep dbl stainless steel sink with disposal & instant hot faucet for tea and instant soup.
Faucets	Single control faucet and sprayer
Range hood	30" Residential aluminum hood with lt., fan

Appliances

Microwave	Energy efficient model
Dishwasher	Energy efficient residential grade dishwasher with commercial heating element.
Range	6 Burner residential gas range
Oven	Residential oven
Refrigerator	Residential, efficient rating
Freezer	Residential, efficient rating

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Plumbing / Bathrooms:

Plumbing Valves	Anti scald valves on all hot water piping
Toilet	Low consumption water closet (duel flush)
Urinal	Waterless
Accessories	Bobrick or equal towel bar and toilet paper holder, beveled glass mirror
Ventilation	Combination fan/light ventilation in baths with timer for controls
Supply	Rainwater harvesting system may be considered for landscape irrigation for plumbing fixtures
Piping	Piping at exterior walls – foam seal between piping and exterior
Gray water system	To be considered

Electric:

Photovoltaic electric panels	
Lighting	Occupancy and photo sensors. Standard fluorescent lighting fixtures with compact fluorescent lamps
Code	Wired per National Electric Code
Ext Outlets	Ext. GFI protected circuits (front and side patios)
Outlets	On exterior walls, foam seal junction boxes.
Smoke det.	AC/DC smoke detectors as req. by code
Phone	Phone system by owner.
Security	Security system by owner

Heating*:

Heat elements	multi-zone hot water base board (plum. stubbed through floor.)
	Heat recovery ventilation
	Fresh air cycle with automatic controls
	Direct digital control HVAC system

* Note: The building is too small to justify the high cost of Geothermal Heating and Air Conditioning.

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